001.A	0001	0006.6	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	646,200 /	646,200
USE VALUE:	646,200 /	646,200
ASSESSED:	646,200 /	646,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #: 6

Owner 1:	HAMMOND DOUGLAS
Owner 2:	PRESTON ELIZABETH
Owner 3:	
Street 1:	6 MAGNOLIA ST UNIT 6
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AFANASYEV MIKHAIL & -
Owner 2:	KARASIK RAISA -
Street 1:	6 MAGNOLIA ST UNIT 6
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Vinyl Exterior and 1479 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	646,200			646,200
Total Card	0.000	646,200			646,200
Total Parcel	0.000	646,200			646,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.92 | /Parcel: 436.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	280054
GIS Ref	
GIS Ref	
Insp Date	05/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 001.A-0001-0006.6

!15327!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	636,600	0	.		636,600	636,600	Year End Roll	12/18/2019
2019	102	FV	571,400	0	.		571,400	571,400	Year End Roll	1/3/2019
2018	102	FV	505,400	0	.		505,400	505,400	Year End Roll	12/20/2017
2017	102	FV	460,800	0	.		460,800	460,800	Year End Roll	1/3/2017
2016	102	FV	460,800	0	.		460,800	460,800	Year End	1/4/2016
2015	102	FV	425,800	0	.		425,800	425,800	Year End Roll	12/11/2014
2014	102	FV	406,400	0	.		406,400	406,400	Year End Roll	12/16/2013
2013	102	FV	406,400	0	.		406,400	406,400		12/13/2012

PRINT

Date	Time
12/11/20	05:03:48

LAST REV

Date	Time
10/17/19	17:21:12

apro

PAT ACCT. 15327

USER DEFINED

Prior Id # 1:	386
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AFANASYEV MIKHA	150-12	1	6/26/2018		650,000	No	No		
CUSAC MARK I &,	121-15		5/25/2012		439,000	No	No		
OPPEDISANO ANTH	95-30		7/28/2006		419,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
5/10/2018	Measured	DGM	D Mann
8/25/2012	MLS	EMK	Ellen K
3/13/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7831													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	394.228
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	793876
Depreciation:	147661
Depreciated Total:	646215

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	473.07
Special Features:	0	Val/Su Net:	436.92
Final Total:	646200	Val/Su SzAd	436.92

SKETCH

UnSketched SubAreas:
GLA: 1479,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,479	394.230	583,063

Net Sketched Area:	1,479			Total:	583,063
Size Ad	1479	Gross Are	1479	FinArea	1479

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

001.A-0001-0006.6